

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF COPPELL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF COPPELL, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM S-1262-LI (SPECIAL USE PERMIT-1262) TO LI (LIGHT INDUSTRIAL) TO REVOKE THE EXISTING SPECIAL USE PERMIT FOR OCCUPANCY OF THE EXISTING 153,000 SQUARE FOOT OFFICE/WAREHOUSE BUILDING FOR INTERNET-BASED CAR SALES AND ANCILLARY USES (MINOR CAR REPAIR, CAR STORAGE AND OFFICES) ON APPROXIMATELY 8.7 ACRES OF LAND LOCATED AT 100 S. ROYAL LANE AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Planning and Zoning Commission and the governing body of the City of Coppel, Texas, in compliance with the laws of the State of Texas and pursuant to the Comprehensive Zoning Ordinance of the City of Coppel, have given requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to all persons interested and situated in the affected area and in the vicinity thereof, the said governing body is of the opinion that a LI District should be approved, and in the exercise of legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COPPELL, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance and Map of the City of Coppel, Texas, duly passed by the governing body of the City of Coppel, Texas, as heretofore amended, be and the same is hereby amended to grant a change in zoning from S-1262-LI (Special Use Permit-1262) TO LI (Light Industrial) to revoke the existing Special Use Permit and the special conditions adopted for the occupancy of the existing 153,000 square foot office/warehouse building for internet-based automobile sales and ancillary uses (minor car repair, car storage and offices) on

approximately 8.7 acres of land located at 100 S. Royal Lane and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

**SECTION 2.** That S-1262-LI and the special conditions are hereby revoked and the development of the property shall be in accordance with the LI (Light Industrial) district, as amended.

**SECTION 3.** That the above property shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and as amended herein.

**SECTION 4.** That the development of the property herein shall be in accordance with building regulations, zoning ordinances, and any applicable ordinances except as may be specifically altered or amended herein.

**SECTION 5.** That all provisions of the Ordinances of the City of Coppell, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** That should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be unconstitutional, illegal or invalid, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7.** An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

**SECTION 8.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Coppell, as heretofore amended, and upon conviction shall be punished by

a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage and the publication of its caption, as the law and charter in such cases provide.

**DULY PASSED** by the City Council of the City of Coppel, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

APPROVED:

\_\_\_\_\_  
KAREN SELBO HUNT, MAYOR

ATTEST:

\_\_\_\_\_  
CHRISTEL PETTINOS, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION

BEING a tract of land out of the Jesse Moore Survey, Abstract No. 968, Dallas County, Texas and being all of Lot 1, the Final Plat of Four Seasons Addition, an addition to the City of Coppell, as recorded in Volume 99241, Page 00196 of the Deed Records of Dallas County, Texas, (D.R.D.C.T.) and being the same tract as described in Special Warranty Deed to MLRP 100 Royal Limited Partnership, as recorded in Document 200503587532 of the Official Public Records of Dallas County, Texas O.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch found iron rod with a yellow plastic cap stamped "HALFF ASSOC." (hereafter referred to as "with cap") for the southwest corner of said Lot 1 and the northwest corner of Lot 1C-R of Amberpoint Business Park at Coppell addition, as recorded in Document No. 201400146557 D.R.D.C.T., said corner also being on the east right-of-way line of Royal Lane (100 foot right-of-way, as recorded in Volume 88118, Page 877, D.R.D.C.T.);

THENCE North 00 degrees 10 minutes 02 seconds West, along said east right-of-way line and the west line of said Lot 1, a distance of 626.95 feet to a 1/2-inch found iron rod with cap for corner;

THENCE North 89 degrees 50 minutes 01 second East, departing said east right-of-way line and along the north line of said Lot 1, same being the south line of Lot 2R, Four Season Addition, (dedicated as Lot 2), as recorded in Volume 2004228, Page 121, D.R.D.C.T., a distance of 606.15 feet to the northeast corner of said Lot 1 and common southeast corner of said Lot 2R, from which said point a 1/2-inch found iron rod bears South 89 degrees 50 minutes 01 second West, 0.42 feet, said point also being on the west line of Lot 1AR, Block A of Amberpoint Business Park at Coppell Addition, as recorded in Document No. 20070356424, D.R.D.C.T.;

THENCE South 00 degrees 10 minutes 34 seconds East, along the common east line of said Lot 1 and west line of said Lot 1AR, a distance of 626.87 feet to a 1/2-inch found iron rod for the southeast corner of said Lot 1, same being the northeast corner of the aforementioned Lot 1C-R;

THENCE South 89 degrees 49 minutes 36 seconds West, departing said common east and west lines and along the common south line of said Lot 1 and north line of said Lot 1C-R, a distance of 606.25 feet to the POINT OF BEGINNING AND CONTAINING 380,031 square feet or 8.724 acres of land more or less.